

# LEICHNER LANDFILL

## Master Plan

### Project Goals

- Realize maximum economic uplift from the County's investment in the property.
- Provide opportunities for creation of family-wage jobs.
- Encourage environmental stewardship through redevelopment of the properties.
- Position the properties to provide public amenities.
- Engage the public in the planning process.
- Create an implementation-focused redevelopment strategy.
- Remove barriers to redevelopment (e.g., environmental and regulatory constraints).

### What will it mean to create a master plan for the closed landfill and adjacent properties?

The County will work with the community to forge a viable vision for reusing the site and attracting private investment, creating public benefit, addressing environmental concerns and allowing future development.

The plan will take into account the site's physical conditions, environmental constraints, regulation requirements and economic and market conditions. It also will consider transportation and other infrastructure that will be needed to serve development.

The master plan will not necessarily identify specific users for the property, nor will it provide specific designs of buildings and other site features. Rather, it will provide a sense of development scale and potential building layout.



**Residential Property**

**Future 99 Street ROW**

**Leichner Fields (Former Landfill)**

**Fleischer Property**

**Leichner Campus (Koski Property)**





# LEICHNER LANDFILL | Master Plan Project Schedule

	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV
<b>Task 1: Additional Funding</b>													
Prepare Integrated Planning Grant Application													
Implementation of IPG Tasks													
Evaluate Funding Sources													
<b>Task 2: Public Engagement</b>													
Public Involvement Plan													
Generate Outreach and Informational Materials													
Public Open Houses													
Initial Site Design Map													
<b>Task 3: Reuse Analysis</b>													
Market Analysis													
Site Conditions													
Land Use Regulations													
Environmental Regulations													
Real Estate Expert's Workshop													
Design Charrette													
<b>Task 4: Implementation Strategy</b>													
Development Disposition Strategy													
Master Plan													

